Karen Johnson Davidson County
Batch# 520715 DEEDWARR
11/24/2020 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20201124-0137826

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203934

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$399,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of November, 2020.

Notary Public
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 12th day of November, 2020, among:

DANIEL E. ORSBORN AND CAROL L. ORSBORN, CO-TRUSTEES OF THE ORSBORN REVOCABLE INTER VIVOS TRUST DATED 11/17/03

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GRACE POETZINGER AND GABRIEL FERRIN, JOINT TENANTS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 75 feet on the Easterly side of Lethia Drive, and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to Daniel E. Orsborn and Carol L. Orsborn, Co-Trustees of the Orsborn Revocable Inter Vivos Trust dated 11/17/03 by Warranty deed from Flora E. Morris, unmarried of record in Instrument No. 20140307-0019310 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 07, 2014. Being also known as 1605 Lethia Drive Nashville, Tennessee 372061010.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Daniel E. Orsborn and Carol L. Orsborn, Co-Trustees of the Orsborn Revocable Inter Vivos Trust dated 11/17/03

BY: Daniel E. Orsborn, Trustee
Daniel E. Orsborn, Trustee

BY: Carol L. Orsborn, Trustee
Carol L. Orsborn, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Daniel E. Orsborn and Carol L. Orsborn,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **TrusteeS** of **Daniel E. Orsborn and Carol L. Orsborn, Co-Trustees of the Orsborn Revocable Inter Vivos Trust dated 11/17/03.**

Witness my hand and official seal this 12th day of November, 2020.

Chad Turnbow
Notary Public
My Commission Expires: 12/18/2021

CHAD TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Owner Name & Property Address:

Name: Gabriel Ferrin
Address: 1605 Lethia Drive
City, State, Zip: Nashville, TN 37206-1010

Responsible Party For Taxes:

Name:
Address:
City, State, Zip: NEW OWNER

Tax ID: 073-13-0-198.00

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021